

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In re: DESERT OASIS APARTMENTS, LLC

Case No. BK-S-18-12456- GS

**CHAPTER 11
MONTHLY OPERATING REPORT
(REAL ESTATE CASE)**

SUMMARY OF FINANCIAL STATUS

MONTH ENDED: Feb-21PETITION DATE: 6/26/2018

1. Debtor in possession (or trustee) hereby submits this Monthly Operating Report on the Accrual Basis of accounting (or if checked here the Office of the U.S. Trustee or the Court has approved the Cash Basis of Accounting for the Debtor). _____

Dollars reported in \$1

	<u>End of Current Month</u>	<u>End of Prior Month</u>	<u>As of Petition Filing</u>
2. Asset and Liability Structure			
a. Current Assets	\$9,278,771	\$9,278,415	
b. Total Assets	\$12,832,523	\$12,832,167	
c. Current Liabilities	\$1,078,596	\$1,032,469	
d. Total Liabilities	\$1,078,596	\$1,032,469	
3. Statement of Cash Receipts & Disbursements for Month	<u>Current Month</u>	<u>Prior Month</u>	<u>Cumulative (Case to Date)</u>
a. Total Receipts	\$356	\$394	\$18,132,139
b. Total Disbursements	\$0	\$8,576	\$8,608,989
c. Excess (Deficiency) of Receipts Over Disbursements (a - b)	\$356	(\$8,182)	\$9,523,150
d. Cash Balance Beginning of Month	\$9,278,415	\$9,286,597	\$0
e. Cash Balance End of Month (c + d)	\$9,278,771	\$9,278,415	\$9,523,150
	<u>Current Month</u>	<u>Prior Month</u>	<u>Cumulative (Case to Date)</u>
4. Profit/(Loss) from the Statement of Operations	(\$45,770)	(\$41,916)	(\$56,503,050)
5. Account Receivables (Pre and Post Petition)	\$42,687	\$42,687	
6. Post-Petition Liabilities	\$1,078,596	\$1,032,469	
7. Past Due Post-Petition Account Payables (over 30 days)	\$0	\$0	

At the end of this reporting month:

	<u>Yes</u>	<u>No</u>
8. Have any payments been made on pre-petition debt, other than payments in the normal course to secured creditors or lessors? (if yes, attach listing including date of payment, amount of payment and name of payee)		X
9. Have any payments been made to professionals? (if yes, attach listing including date of payment, amount of payment and name of payee)		X
10. If the answer is yes to 8 or 9, were all such payments approved by the court?		N/A
11. Have any payments been made to officers, insiders, shareholders, relatives? (if yes, attach listing including date of payment, amount and reason for payment, and name of payee)		X
12. Is the estate insured for replacement cost of assets and for general liability?		X [1]
13. Are a plan and disclosure statement on file?	X	
14. Was there any post-petition borrowing during this reporting period?		X
15. Check if paid: Post-petition taxes <u>X</u> ; U.S. Trustee Quarterly Fees <u>X</u> ; Check if filing is current for: Post-petition tax reporting and tax returns: <u>X</u> . (Attach explanation, if post-petition taxes or U.S. Trustee Quarterly Fees are not paid current or if post-petition tax reporting and tax return filings are not current.)		

I declare under penalty of perjury I have reviewed the above summary and attached financial statements, and after making reasonable inquiry believe these documents are correct. The information contained in this monthly operating report is based on the Debtor's financial records and reflect activity prior to my appointment as the Chapter 11 Trustee of the Debtor. As such, I make no representation as to the accuracy or completeness of the Debtor's financial records prior to my appointment.

Date: March 18, 2021

Kavita Gupta, Chapter 11 Trustee not individually
Responsible Individual

[1] - The Estate has sold all of its assets per court order and it is only holding cash which is covered by a blanket bond.

STATEMENT OF OPERATIONS
(Real Estate Case)

For the Month Ended 02/28/21

Current Month				Cumulative (Case to Date)	Next Month Forecast
Actual	Forecast [1]	Variance			
\$0	\$0	\$0	Revenues:		
\$356		\$0	1 Rent/Leases	\$2,268,577	\$0
\$0	\$0	\$0	2 Real Property Sales Gross		
\$0		\$0	3 Interest	\$3,646	
\$0		\$0	4 Other Income:	\$227,092	\$0
\$0		\$0	5 Refund of Insurance Policy	\$29,001	
\$0			Return of Marketing Funds	\$2,069	
\$0			Other Refund	\$1,356	
		\$0	6		
\$356	\$0	\$356	7 Total Revenues	\$2,531,742	\$0
\$0		\$0	Expenses:		
		\$0	8 Cost of Property Sold		
			8a Initial Cost & Improvement		
		\$0	8b less: Depreciation Taken		
\$0	\$0	\$0	9 Selling	\$105,161	\$0
\$0	\$0	\$0	10 Administrative	\$435,740	\$0
\$0		\$0	11 Interest		
\$0	\$0	\$0	12 Compensation to Owner(s)/Officer(s)	\$422,044	\$0
\$0		\$0	13 Salaries		
\$0	\$0	\$0	14 Commissions	\$89,001	\$0
\$0		\$0	15 Management Fees		
\$0	\$0	\$0	Rent/Lease:		
\$0		\$0	16 Personal Property	\$0	
\$0		\$0	17 Real Property		
\$0	\$0	\$0	18 Insurance	\$74,862	\$0
		\$0	19 Depreciation		
		\$0	Taxes:		
\$0	\$0	\$0	20 Employer Payroll Taxes		
\$0		\$0	21 Real Property Taxes	\$209,346	
		\$0	22 Other Taxes		
\$0	\$0	\$0	23 Other Expenses:		
\$0		\$0	24 Capital Improvements	\$140,774	\$0
\$0	\$0	\$0	25 Maint Expenses	\$187,527	\$0
\$0	\$0	\$0	26 Utilities	\$166,307	\$0
\$0		\$0	27 Legal Fees	\$415,752	
\$0		\$0	28 The Northern Trust	\$5,329,766	\$0
\$0		\$0	29 3D Investments	\$149,000	
\$0		\$0	30 Chapter 7 Blanket Bond	\$3,653	
		\$0	31		
\$0	\$0	\$0	32 Total Expenses	\$7,728,933	\$0
\$356	\$0	\$0	33 Subtotal	(\$5,197,191)	\$0
(\$46,126)		\$0	Reorganization Items:		
		\$0	34 Professional Fees	(\$1,058,096)	
		\$0	35 Provisions for Rejected Executory Contracts		
		\$0	36 Interest Earned on Accumulated Cash from Resulting Chp 11 Case		
\$0	\$0	\$0	37 Gain or (Loss) from Sale of Real Estate	(\$60,548,203)	
		\$0	38 U.S. Trustee Quarterly Fees	(\$93,942)	\$4,875
		\$0	39		
(\$46,126)	\$0	\$0	40 Total Reorganization Items	(\$61,700,241)	\$4,875
(\$45,770)	\$0	\$0	41 Net Profit (Loss) Before Federal & State Taxes	(\$56,503,050)	\$4,875
		\$0	42 Federal & State Income Taxes		
(\$45,770)	\$0	\$0	43 Net Profit (Loss)	(\$56,503,050)	\$4,875

Attach an Explanation of Variance to Statement of Operations (For variances greater than +/- 10% only):

[1] - The Estate completed the sale of the property on June 30, 2020 and has no ongoing operations.

No assurances are provided on these financial statements.
Substantially all disclosures have been omitted.

Revised 1/1/98

BALANCE SHEET
(Real Estate Case)
For the Month Ended 2/28/2021

Assets**From Schedules****Market Value****Current Assets**

1	Cash and cash equivalents - unrestricted		\$9,278,771
2	Cash and cash equivalents - restricted		\$0
3	Accounts receivable (net)	A	\$42,687
4	Prepaid expenses		\$0
5	Professional retainers		\$0
6	Other: <u>Money Due from Insiders</u>		\$3,443,808
7			
8	Total Current Assets		\$12,765,266

Property and Equipment (Market Value)

9	Real property	C	\$0
10	Machinery and equipment	D	\$0
11	Furniture and fixtures	D	\$0
12	Office equipment	D	\$0
13	Leasehold improvements	D	\$0
14	Vehicles	D	\$0
15	Other: _____	D	
16	_____	D	
17	_____	D	
18	_____	D	
19	_____	D	
20	Total Property and Equipment		\$0

Other Assets

21	Loans to shareholders		
22	Loans to affiliates		
23	<u>Closing and Lease Costs</u>		\$67,258
24	_____		
25	_____		
26	_____		
27	Total Other Assets		\$67,258
28	Total Assets		\$12,832,523

NOTE:

Indicate the method used to estimate the market value of assets (e.g., appraisals; familiarity with comparable market prices, etc.) and the date the value was determined.

Liabilities and Equity
(Real Estate Case)

Liabilities From Schedules

Post-Petition

Current Liabilities

29	Salaries and wages		
30	Payroll taxes		
31	Real and personal property taxes		
32	Income taxes		
33	Sales taxes		
34	Notes payable (short term)		
35	Accounts payable (trade)	A	\$0
36	Real property lease arrearage		
37	Personal property lease arrearage		
38	Accrued professional fees		\$1,058,096
39	Current portion of long-term post-petition debt (due within 12 months)		
40	Other:		\$20,499
41	Accrued Expenses		\$0
42			
43	Total Current Liabilities		\$1,078,596

Long-Term Post-Petition Debt, Net of Current Portion

45	Total Post-Petition Liabilities		\$1,078,596
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Pre-Petition Liabilities (allowed amount)

46	Secured claims	F	\$0
47	Priority unsecured claims	F	\$0
48	General unsecured claims	F	\$0
49	Total Pre-Petition Liabilities		\$0
50	Total Liabilities		\$1,078,596

Equity (Deficit)

51	Retained Earnings/(Deficit) at time of filing		\$68,256,978
52	Capital Stock		
53	Additional paid-in capital		
54	Cumulative profit/(loss) since filing of case		(\$56,503,050)
55	Post-petition contributions/(distributions) or (draws)		
56			
57	Market value adjustment		
58	Total Equity (Deficit)		\$11,753,928
59	Total Liabilities and Equity (Deficit)		\$12,832,523

SCHEDULES TO THE BALANCE SHEET
(Real Estate Case)

Schedule A
Accounts Receivable and (Net) Payable

Receivables and Payables Agings	Accounts Receivable [Pre and Post Petition]	Accounts Payable [Post Petition]	Past Due Post Petition Debt
0 -30 Days	\$0	\$4,622	
31-60 Days			
61-90 Days			\$0
91+ Days			
Total accounts receivable/payable	\$0	\$4,622	
Allowance for doubtful accounts			
Accounts receivable (net)	\$0		

Schedule B
Inventory/Cost of Goods Sold
Not Applicable to Real Estate Cases

Schedule C
Real Property

Description	Cost	Market Value
Land		\$0
Buildings		
Total	\$0	\$0

Schedule D
Other Depreciable Assets

Description	Cost	Market Value
Machinery & Equipment -		
Total	\$0	\$0

Furniture & Fixtures -		
Total	\$0	\$0

Office Equipment -		
Total	\$0	\$0

Leasehold Improvements -		
Total	\$0	\$0

Vehicles -		
Total	\$0	\$0

No assurances are provided on these financial statements.
Substantially all disclosures have been omitted.

Schedule E
Aging of Post-Petition Taxes
(As of End of the Current Reporting Period)

Taxes Payable	<u>0-30 Days</u>	<u>31-60 Days</u>	<u>61-90 Days</u>	<u>91+ Days</u>	<u>Total</u>
Federal					
Income Tax Withholding					\$0
FICA - Employee					\$0
FICA - Employer					\$0
Unemployment (FUTA)					\$0
Income					\$0
Other (Attach List)					\$0
Total Federal Taxes	\$0	\$0	\$0	\$0	\$0
State and Local					
Income Tax Withholding					\$0
Unemployment (UT)					\$0
Disability Insurance (DI)					\$0
Empl. Training Tax (ETT)					\$0
Sales					\$0
Excise					\$0
Real property					\$0
Personal property					\$0
Income					\$0
Other (Attach List)					\$0
Total State & Local Taxes	\$0	\$0	\$0	\$0	\$0
Total Taxes	\$0	\$0	\$0	\$0	\$0

Schedule F
Pre-Petition Liabilities

<u>List Total Claims For Each Classification -</u>	<u>Claimed Amount</u>	<u>Allowed Amount (b)</u>
Secured claims (a)	\$4,840,897	\$4,840,897
Priority claims other than taxes		
Priority tax claims		
General unsecured claims		

(a) List total amount of claims even if under secured.

(b) Estimated amount of claim to be allowed after compromise or litigation. As an example, you are a defendant in a lawsuit alleging damage of \$10,000,000 and a proof of claim is filed in that amount. You believe that you can settle the case for a claim of \$3,000,000. For Schedule F reporting purposes you should list \$10,000,000 as the Claimed Amount and \$3,000,000 as the Allowed Amount.

Schedule G
Rental Income Information

List the Rental Information Requested Below By Properties

	<u>Property 1</u>	<u>Property 2</u>	<u>Property 3</u>	<u>Property 4</u>
Description of Property	Oasis			
Scheduled Gross Rents	0			
Less:				
Vacancy Factor				
Free Rent Incentives	0			
Other Adjustments	.			
Total Deductions	\$0	\$0	\$0	\$0
Scheduled Net Rents	\$0	\$0	\$0	\$0
Less: Rents Receivable *				
Scheduled Net Rents Collected *	\$0	\$0	\$0	\$0

* To be completed by cash basis reporters only.

Schedule H
Recapitulation of Funds Held at End of Month

	<u>Account 1</u>	<u>Account 2</u>	<u>Account 3</u>	<u>Account 4</u>
Bank	US Bank	US Bank	US Bank	US Bank
Account Type	Checking	Checking	Checking	Checking
Account No.	xxxxxxx3716	Card	xx5133	xx5125
Account Purpose	Disbursements	Petty Cash	Tax and Ins	Capital Improveme
Balance, End of Month	\$0	\$0	\$0	\$0
	<u>Account 5</u>			
Bank	Signature Bank			
Account Type	Checking			
Account No.	xxxxxxx4633			
Account Purpose	Sale Proceeds			
Balance, End of Month	\$9,278,771			
Total Funds on Hand for all Accounts	\$9,278,771			

Attach copies of the month end bank statement(s), reconciliation(s), and the check register(s) to the Monthly Operating Report.

No assurances are provided on these financial statements.
Substantially all disclosures have been omitted.

Revised 1/1/98

STATEMENT OF CASH RECEIPTS AND DISBURSEMENTS**Increase/(Decrease) in Cash and Cash Equivalents****For the Month Ended 2/28/2021**

		<u>Actual Current Month</u>	<u>Cumulative (Case to Date)</u>
Cash Receipts			
1	Rent/Leases Collected	\$0	\$2,268,577
2	Cash Received from Sales		
3	Interest Received	\$356	\$3,646
4	Borrowings		
5	Funds from Shareholders, Partners, or Other Insiders		
6	Capital Contributions		
7	Other Income	\$0	\$227,092
8	Proceeds from Sale of Property	\$0	\$15,600,397
9	Refund from Insurance Policy	\$0	\$29,001
10	Return of Marketing Funds	\$0	\$2,069
11	Other Refund	\$0	\$1,356
12	Total Cash Receipts	\$356	\$18,132,139
Cash Disbursements			
13	Selling		
14	Administrative	\$0	105,160.94
15	Capital Expenditures	\$0	140,774.00
16	Principal Payments on Debt		
17	Interest Paid	\$0	\$435,740
	Rent/Lease:		
18	Personal Property		
19	Real Property		
	Amount Paid to		
20	Salaries	\$0	\$422,044
21	Draws		
22	Commissions/Royalties	\$0	\$0
23	Expense Reimbursements		
24	Other		
25	Salaries/Commissions (less employee withholding)		
26	Management Fees	\$0	\$89,001
	Taxes:		
27	Employee Withholding		\$0
28	Employer Payroll Taxes		
29	Real Property Taxes	\$0	\$209,346
30	Other Taxes	\$0	\$0
31	Other Cash Outflows:		
32	Insurance	\$0	\$74,862
33	Maintenance	\$0	\$187,527
34	Utilities	\$0	\$166,307
35	Legal Fees	\$0	\$415,752
	Chapter 7 Blanket Bond	\$0	\$3,653
	Prepaid Rents	\$0	\$29,115
	Commission - Colliers International	\$0	\$132,600
	Commission - Nevada Land Commerical Real Estate	\$0	\$39,000
	Commission - Keen-Summit Capital Partners, LLC	\$0	\$132,600
	Title Charges - Fidelity National Title Group	\$0	\$14,040
	The Northern Trust Company	\$0	\$5,329,766
	3D Investments	\$0	\$149,000
36	UST Fee	\$0	\$93,942
	Professional Fees	\$0	\$438,760
37	Total Cash Disbursements:	\$0	\$8,608,989
38	Net Increase (Decrease) in Cash	\$356	\$9,523,150
39	Cash Balance, Beginning of Period	\$9,278,415	\$0
40	Cash Adjustment for Accrued Fees	\$0	(\$244,379)
41	Cash Balance, End of Period	\$9,278,771	\$9,278,771

No assurances are provided on these financial statements.

Substantially all disclosures have been omitted.

Revised 1/1/98

STATEMENT OF CASH FLOWS
(Optional) Increase/(Decrease) in Cash and Cash Equivalents
For the Month Ended 2/28/2021

	Actual Current Month	Cumulative (Case to Date)
Cash Flows From Operating Activities		
1 Cash Received from Sales		
2 Rent/Leases Collected	\$0	\$2,268,577
3 Interest Received	\$356	\$3,646
4 Other Income	\$0	\$227,092
5 Proceeds from Sale of Property	\$0	\$15,600,397
Refund from Insurance Policy	\$0	\$29,001
Return of Marketing Funds	\$0	\$2,069
Other Refund	\$0	\$1,356
6 Cash Paid for Development of Real Estate		
7 Cash Paid for Operation of Real Estate	\$0	\$105,161
8 Cash Paid for Administrative Expenses		
Cash Paid for Rents/Leases:		
9 Personal Property		
10 Real Property		
11 Cash Paid for Interest	\$0	\$435,740
12 Cash Paid for Net Payroll and Benefits		
Cash Paid to		
13 Salaries	\$0	\$422,044
14 Draws		
15 Commissions/Royalties		
16 Expense Reimbursements		
17 Principal Payment	\$0	\$0
Cash Paid for Taxes Paid/Deposited to Tax Acct.		
18 Employer Payroll Tax		
19 Employee Withholdings		
20 Real Property Taxes	\$0	\$209,346
21 Other Taxes	\$0	\$0
22 Cash Paid for General Expenses		
23 Insurance	\$0	\$74,862
24 Maintenance	\$0	\$187,527
25 Utilities	\$0	\$166,307
26 Management Fees	\$0	\$89,001
27 Legal Fees	\$0	\$415,752
The Northern Trust Company	\$0	\$5,329,766
3D Investments	\$0	\$149,000
Chapter 7 Blanket Bond	\$0	\$3,653
Prepaid Rents	\$0	\$29,115
Title Charges - Fidelity National Title Group	\$0	\$0
28 Net Cash Provided (Used) by Operating Activities before Reorganization Items	\$356	\$10,514,865
Cash Flows From Reorganization Items		
29 Interest Received on Cash Accumulated Due to Chp 11 Case		
30 Professional Fees Paid for Services in Connection with Chp 11 Case	\$0	\$757,000
31 U.S. Trustee Quarterly Fees	\$0	\$93,942
32		
33 Net Cash Provided (Used) by Reorganization Items	\$0	(\$850,942)
34 Net Cash Provided (Used) for Operating Activities and Reorganization Items	\$356	\$9,663,924
Cash Flows From Investing Activities		
35 Capital Expenditures	\$0	\$140,774
36 Proceeds from Sales of Capital Goods due to Chp 11 Case		
37		
38 Net Cash Provided (Used) by Investing Activities	\$0	(\$140,774)
Cash Flows From Financing Activities		
39 Net Borrowings (Except Insiders)		
40 Net Borrowings from Shareholders, Partners, or Other Insiders		
41 Capital Contributions		
42 Principal Payments		
43		
44 Net Cash Provided (Used) by Financing Activities	\$0	\$0
45 Net Increase (Decrease) in Cash and Cash Equivalents	\$356	\$9,523,150
46 Cash and Cash Equivalents at Beginning of Month	\$9,278,415	\$0
47 Cash Adjustment for Accrued Fees	\$0	(\$244,379)
48 Cash and Cash Equivalents at End of Month	\$9,278,771	\$9,278,771

No assurances are provided on these financial statements.
Substantially all disclosures have been omitted.

Revised 1/1/98



SIGNATURE BANK

565 Fifth Avenue, 12th Floor
New York, NY 10017

Statement Period
From February 01, 2021
To February 28, 2021
Page 1 of 2

PRIVATE CLIENT GROUP 161
565 FIFTH AVENUE
NEW YORK, NY 10017

DESERT OASIS APARTMENTS, LLC DEBTOR 8-161
CASE 18-12454 JOINTLY ADMINISTERED CASES
KAVITA GUPTA AS CHAPTER 11 TRUSTEE
1300 BRISTOL STREET NORTH, SUITE100
NEWPORT BEACH CA 92660 999

See Back for Important Information

Primary Account: 4633 0

IMPORTANT MESSAGE ABOUT IDENTITY THEFT! SIGNATURE BANK WILL NEVER ASK YOU TO PROVIDE PERSONAL OR BUSINESS ACCOUNT INFORMATION THROUGH E-MAIL. IF YOU RECEIVE ANY E-MAIL OR OTHER INQUIRY THAT APPEARS TO COME FROM SIGNATURE, DO NOT RESPOND TO IT OR CLICK ON ANY LINKS INCLUDED IN THE E-MAIL. INSTEAD, CALL US TOLL-FREE AT 1-866-SIGLINE OR CONTACT YOUR ACCOUNT OFFICER. FOR MORE INFORMATION ON IDENTITY THEFT, VISIT OUR WEBSITE AT WWW.SIGNATURENY.COM. CLICK ON "ABOUT US", "PRIVACY & SECURITY", "IDENTITY THEFT" FOR MORE INFORMATION ON SAFEGUARDING YOUR IDENTITY AND PERSONAL INFORMATION.

Signature Relationship Summary		Opening Bal.	Closing Bal.
BANK DEPOSIT ACCOUNTS			
1503894633	BANKRUPTCY IMMA	9,278,415.08	9,278,770.97
RELATIONSHIP	TOTAL		9,278,770.97



Statement Period
From February 01, 2021
To February 28, 2021
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PRIVATE CLIENT GROUP 161
565 FIFTH AVENUE
NEW YORK, NY 10017

DESERT OASIS APARTMENTS, LLC DEBTOR 8-161
CASE 18-12454 JOINTLY ADMINISTERED CASES
KAVITA GUPTA AS CHAPTER 11 TRUSTEE
1300 BRISTOL STREET NORTH, SUITE100
NEWPORT BEACH CA 92660 999

See Back for Important Information

Primary Account: 4633 0

BANKRUPTCY IMMA 1503894633

Interest Paid Previous Year 2,896.03

Summary

Previous Balance as of February 01, 2021	9,278,415.08
1 Credits	355.89
Ending Balance as of February 28, 2021	9,278,770.97

Deposits and Other Credits

Feb 26 Interest Paid	355.89
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Daily Balances

Jan 31	9,278,415.08	Feb 26	9,278,770.97
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===== Interest Summary =====			
* Year-To-Date Interest	750.18		*
* Interest Paid This Period	355.89	Annual Percentage Yield Earned	0.05 % *
* Avg. Balance this Period	9,278,415.08	Days in Period	28 *
=====			